

"EXHIBIT A"

At the request of George A. Dean the following Deed
is Received for Record and Recorded April 7-1914.
at 4.20 O'Clock P.M. Test;- Harry W. Bowers, Clerk.

This Deed and Agreement made and concluded 7th day of April, in the year
Nineteen Hundred and Fourteen, by and between Susan R. Heffner (widow) of
Frederick County, State of Maryland, of the first part, and George A. Dean of
said County and State of the second part, Witnesseth;-

Whereas a certain Frank C. Norwood being the owner of a certain tract of
land lying within the present corporate limits of Frederick City, ^{in said County,} situated
immediately West of Bentz Street, opposite the West end of West Third Street,
made said tract an addition to said Frederick City, to be known as "Rockwell
Terrace", extended West Third Street, Westwardly through the same and laid off
said tract in building lots, all fronting on said Street, a diagram whereof
is now of record in Liber S.T.H. No. 269, folios 390 et seq., one of the Land
Records of said County; and whereas the said Frank C. Norwood having after
recording of said diagram acquired the land necessary to make all of said
lots complete, on March 4th 1909, he added the same to "Rockwell Terrace", and
placed on record a re-vises diagram thereof as will appear by reference to
Liber S.T.H. No. 286, folios 186 et seq., one of said Land Records which two
diagrams are hereby made a part of these presents. And Whereas the said
Susan R. Heffner and Samuel T. Heffner her husband, obtained the hereinafter
described property by deed from Crayson H. Staley and Bertha Coblentz Staley,
his wife, bearing date of the 30th day of March, A.D. 1910, and recorded in Liber
H.W.B. No. 290 folio 587, one of the Land Records of Frederick County, as joint
tenants, and whereas the said Samuel T. Heffner, ^{having} died since said conveyance, the
whole of said property became the property of his wife, Susan R. Heffner, the
within grantor, And Whereas the said party of the first part has sold to said
party of the second part the Western one fourth of Lot No. 3, all of Lot No. 5,
and the Eastern one half of Lot No. 7, in said addition as laid off and descri-
bed on said revised diagram subject to certain conditions hereinafter referred
to, and whereas the said party of the second part have paid the whole amount